

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Quelet Court, 159 ft. E of		
c/l of Halbert Avenue	*	ZONING COMMISSIONER
6 Quelet Court, Lot 2		
5 th Election District	*	OF BALTIMORE COUNTY
1 st Councilmanic District		
Raphael P. Zoppo, et ux	*	CASE NO. 99-374-A
Petitioners		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raphael Zoppo and Kathryn E. Zoppo, his wife, property owners, for that property known as 6 Quelet Court, Lot 2, in the White Property and Quelet Property subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.2.a. of the Baltimore County Zoning Regulations (BCZR) and Sections V.B.5.2 V.B.8 and V.B.9 of the Comprehensive Manual of Development Policies (CMDP) to allow a window to tract boundary setback of 28 ft. and a building to tract boundary setback of 28 ft., in lieu of 35 and 30 ft., respectively; and to permit a garage to street right of way setback of 20 ft. and a 45 ft. setback to street centerline in lieu of 22 ft. and 50 ft., respectively; also, to amend the last approved Final Development Plan for lot 2, and to amend the approved plan and Order in case No. 94-203-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition. for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
 Date 4/27/99
 By M. Novak

LES:mmm



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 27, 1999

Mr. and Mrs. Raphael P. Zoppo
6 Quelet Court
Baltimore, Maryland 21236

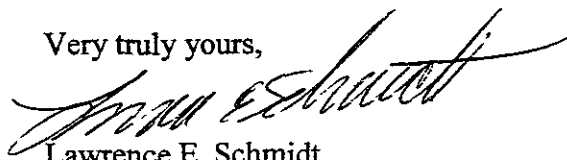
RE: Petition for an Administrative Variance
Case No. 99-374-A
Location: #6 Quelet Court

Dear Mr. and Mrs. Zoppo:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Vincent J. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

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on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #6 Quelet Court

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.3 AND V.B.5.3 ALSO V.B.5.b
(PER SECT. 504 BCZC) AND V.B.8. AND V.B.9 PER SECT 504 AND 1801.2.C.3 BCZC (ALL V.B. REFERENCES BEING CMOP) 1971-1992 ZONING REGS TO ALLOW A WINDOW TO TRACT BOUNDARY SETBACK OF 28 FT. AND A BUILDING TO TRACT BOUNDARY SETBACK OF 28 FT. IN LIEU OF 35 AND 30 FT. RESPECTIVELY AND TO PERMIT A GARAGE TO STREET RIGHT OF WAY SETBACK OF 20 FT. AND A 45 FT. SETBACK TO STREET CENTERLINE IN LIEU OF 22 FT. AND 50 FT. RESPECTIVELY AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 2 IN THE WHITE/QUELET PROPERTY AND TO AMEND THE APPROVED PLAN AND ORDER IN CASE #94-203-A.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

6 Quelet Court

(410) 665-6269

Address

Telephone No.

Baltimore, MD 21236

City

State

Zip Code

Representative to be Contacted:

M&H Development Engineers, Inc.

Vincent J. Moskunas

Name

200 E. Joppa Road, Room 101 (410) 828-9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99 day of April, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-374-A

Reviewed By JL

Date

3/25/99

Estimated Posting Date

4/4/99

RED 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

#6 Quelet Court

Address

Baltimore, MD 21236

City

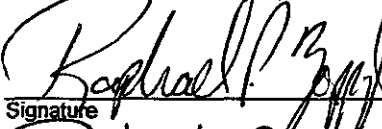
State

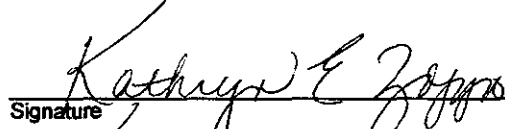
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house was built to the approved building permit No.B275256
2. This is an existing condition
3. The builder did not understand the garage setback, the main house is on the 25' setback line thus pushing the house into the rear yard setback.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Raphael P. Zoppo Jr.
Name - Type or Print


Signature
Kathryn E. Zoppo
Name - Type or Print

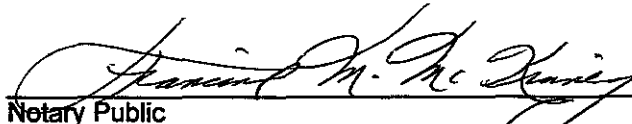
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RAPHAEL PAUL ZOPPO JR & KATHRYN E. ZOPPO
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/12/99
Date


Notary Public

My Commission Expires

REV 09/15/98

FRANCINE M. MCKINNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 4, 2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

6 Quelet Court
Address
Baltimore, MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. The house was built to the approved building permit No.B275256
2. This is an existing condition
3. The builder did not understand the garage setback, the main house sits on the 25' setback line, thus pushing the house into the rear yard setback.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raphael Paul Zoppo Jr.
Signature
Raphael Paul Zoppo Jr
Name - Type or Print

Kathryn E Zoppo
Signature
Kathryn E. Zoppo
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RAPHAEL PAUL ZOPPO JR + KATHERINE E. ZOPPO
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-12-99
Date

RED 09/15/98

Francine M. McKinney
Notary Public
My Commission Expires _____

FRANCINE M. MCKINNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 4, 2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #6 Quelet Court

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.2 AND V.B.5.2 ALSO V.B.5.6 (PER SECT. 504 BCZR) AND V.B.8 AND V.B.9 PER SECT 504 AND 1801.2.C.3 BCZR (ALL V.B. REFERENCES BEING CMDP.) 1971-1992 ZONING REGS. TO ALLOW A WINDOW TO TRACT BOUNDARY SETBACK OF 26 FT. AND A BUILDING TO TRACT BOUNDARY SETBACK OF 28 FT. IN LIEU OF 35 AND 30 FT RESPECTIVELY AND TO PERMIT A GARAGE TO STREET RIGHT OF WAY SETBACK OF 20 FT. AND A 45 FT SETBACK TO STREET CENTERLINE IN LIEU OF 22 FT. AND 50 FT RESPECTIVELY AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 2 IN THE WHITE/QUELET PROPERTY AND TO AMEND THE APPROVED PLAN AND ORDER IN CASE # 94-203-A.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address 6 Quelet Court (410) 665-6269 Telephone No.

City Baltimore, MD 21236 State Zip Code

Representative to be Contacted:

M&H Development Engineers, Inc.

Vincent J. Moskunas

Name 200 E. Joppa Road, Room 101

(410) 828-9060

Address Towson, MD 21286 Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-374-A

Reviewed By Date

Estimated Posting Date

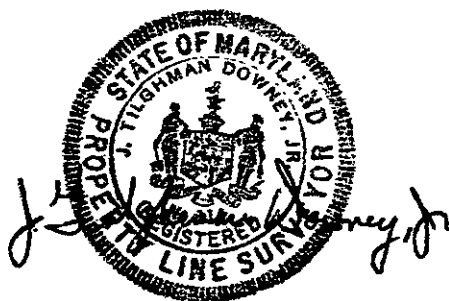
REV 9/15/98

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #6 QUELET COURT

Beginning at a point on the north side of Quelet Court which is 50' wide at the distance of 159' east of the centerline of Halbert Avenue which is 50' wide. Being Lot #2 in the subdivision of "White Property and Quelet Property" as recorded in Baltimore County Plat Book #67, folio #42, containing 0.146 acres, more or less. Also being known as #6 Quelet Court and located in the 11th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.
Reg. No. 114

99-374-A

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065419

DATE 3/25/99 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: ZOPPO AND MOSCONIS. (50.00 EA)

FOR: RV AND AMEND FDP.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/25/1999 3/25/1999 09:58:37

REG 0802 CASHIER JRIC JMR DRAWER 2

MISCELLANEOUS CASH RECEIPT

Receipt # 085672

CR NO. 065419

UFLP

100.00 CHECK

Baltimore County, Maryland

99-374-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-374-A

PETITIONER/DEVELOPER:

(Ray Zoppo)

DATE OF Closing

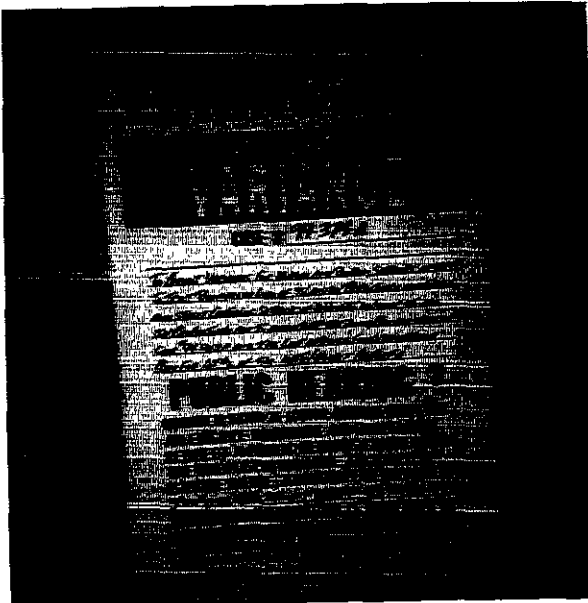
(APR. 19, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
6 Quevet Court Baltimore, Maryland 21236



4-2-99

[Month, Day, Year]

Sincerely,


[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405

[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 374 -A Address #6 QUELET CT.
Contact Person: J LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/25/99 Posting Date: 4/4/99 Closing Date: 4/19/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 374 -A Address #6 QUELET CT.
Petitioner's Name _____ Telephone 410-828-9060
Posting Date: 4/4/99 Closing Date: 4/19/99
Ordering for Sign: To Permit VARIANCES FOR WINDOW AND BUILDING-SETBACKS OF 28 FT. TO TRACT BOUNDARY IN LIEU OF 35 AND 30
RESPECTIVELY AND GARAGE AND STREET CENTERLINE SETBACKS OF 20' AND 45' IN LIEU OF 22' AND 50 FT. RESPECTIVELY AND TO
AMEND BOTH THE ZONING PLAN AND ORDER IN CASE # 94-203-A AND THE LAST APPROVED FINAL DEVELOPMENT PLAN
FOR LOT 2 OF THE WHITE/QUELET PROPERTY

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-374-A

Petitioner: Ray & Kathryn Zoppo, Jr.

Address or Location: 6 Quelet Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ray & Kathryn Zoppo, Jr.

Address: 6 Quelet Court

Baltimore, MD 21236

Telephone Number: (410) 665-6269



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 20, 1999

Mr. Vincent J. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

RE: Case No.: 99-374-A
Petitioner: Zoppo
Location: 6 Quelet Court

Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 25, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 12, 1999
Item Nos. 368, 372, 373, 374, 377,
and 378

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

367, 368, 369, 371, 372, 373, 374, 376, 377, 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: April/13/99

FROM: R. Bruce Seeley, Project Manager *RBS/ys*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/5/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 368
370
371
373
374
375
378
99-342-A
99-345-A

A.V.
4/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 8, 1999

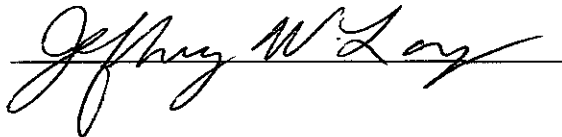
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 374

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.2.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 374

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



374.

SCALE

1" = 200' ±

DATE
OF

LOCATION

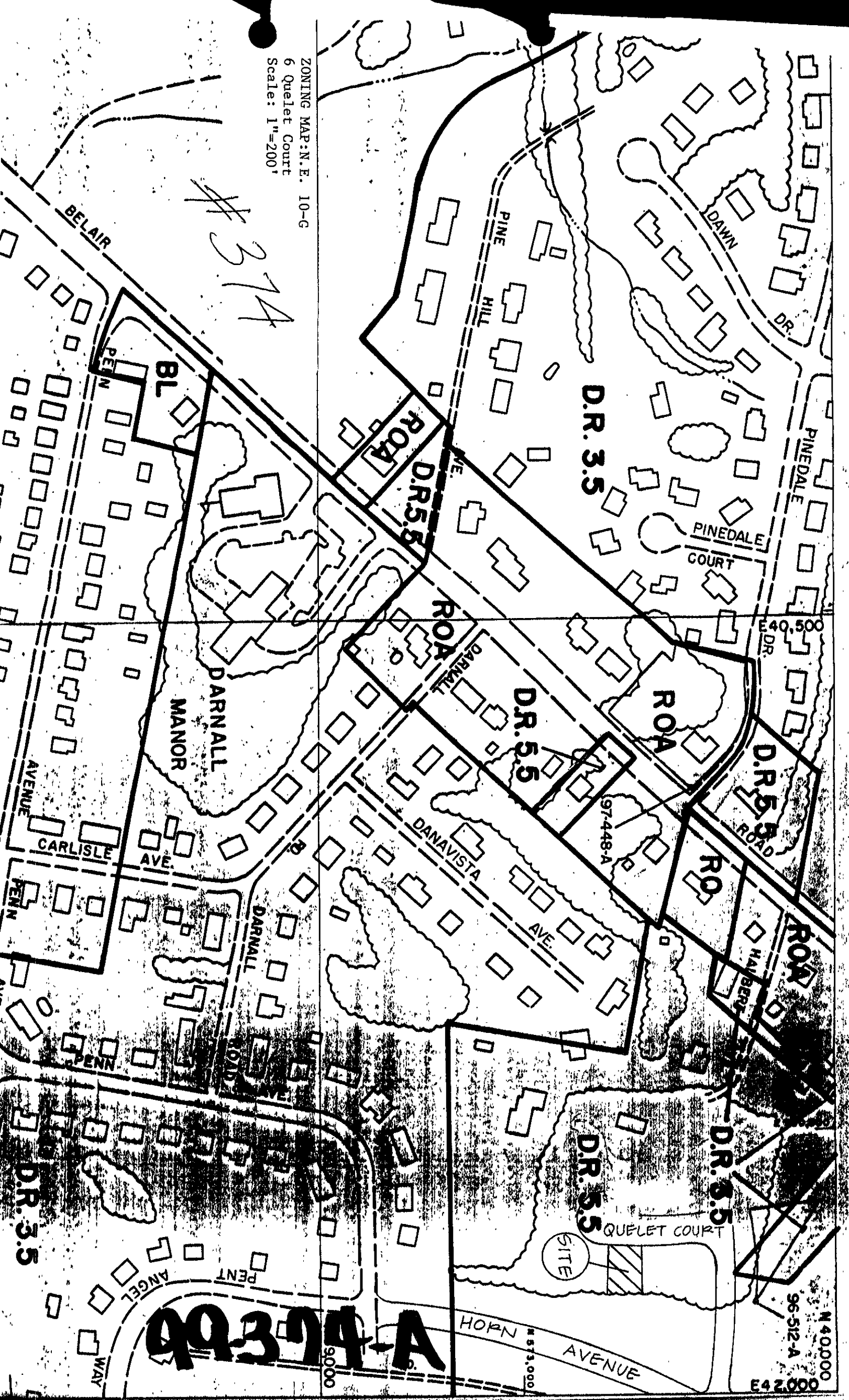
PERRY HALL

SHEET

N. E.
10-G

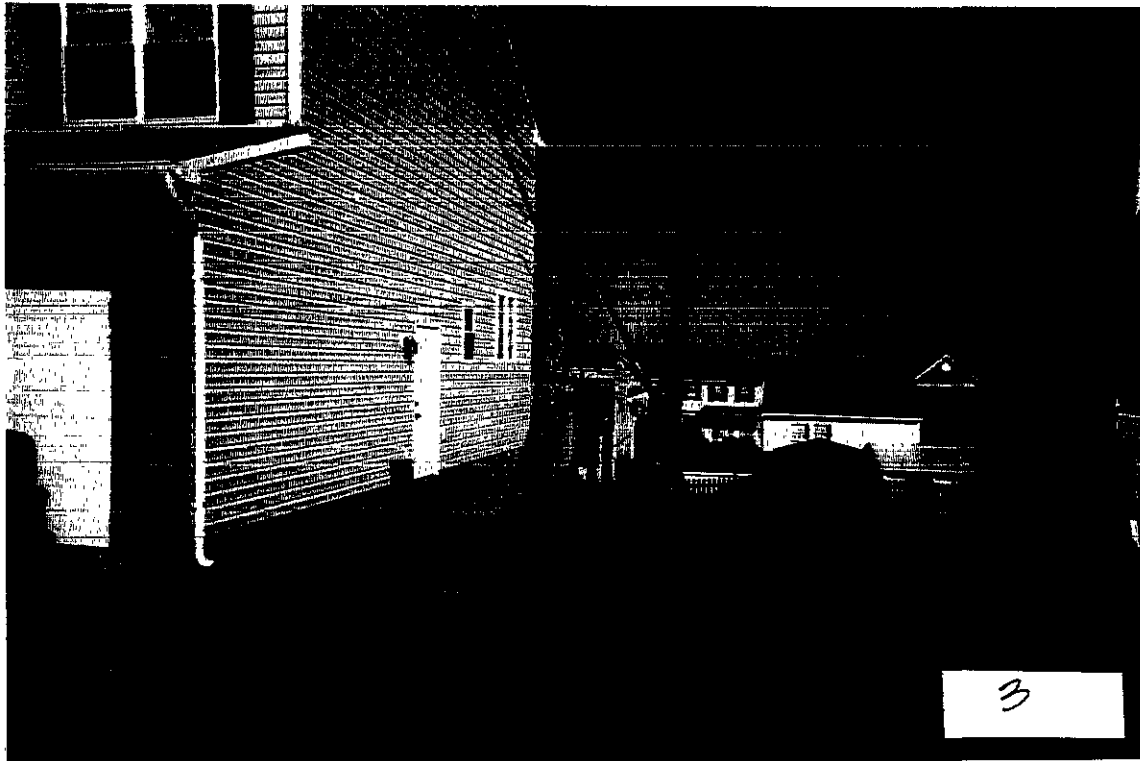
99-374-A

ZONING MAP: N.E. 10-G
6 Quelet Court
Scale: 1"=200'

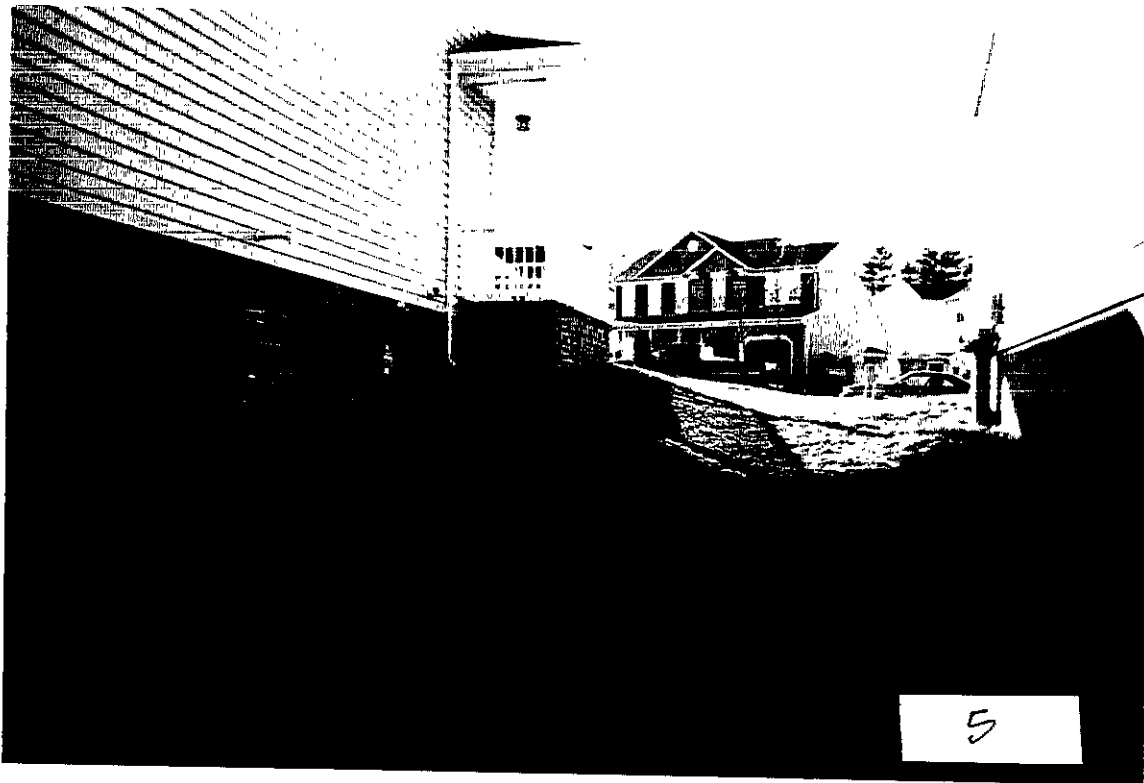




99-374-A



99-374-A



99-374-A



99-374-A

